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Our ref: PP_2012_CAMDE_002_00 (12/01354)
Your ref:

Mr Greg Wright
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Wright,

Re: Planning Proposal to remove the bulky goods floorspace cap (limiting bulky goods development to 40,000m²) that applies to land zoned B5 – Business Development within the Turner Road precinct under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to your Council's letter dated 19 December 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to remove the bulky goods floorspace cap (limiting bulky goods development to 40,000m²) that applies to land zoned B5 – Business Development within the Turner Road precinct.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

It is noted that the Turner Road Precinct is part of the broader South West Growth Centre (SWGC). Planning for the provision of retail and other associated employment generating land uses should occur in a coordinated and strategic manner. While the Department generally supports the intent of this planning proposal it is important that the future planning and provision of retail and bulky goods premises across the entire SWGC is not compromised. Council is therefore requested to consider the impacts of removing the existing bulky goods floorspace cap in the context of the provision of broader retail opportunities across the SWGC. This consideration should include the existing assessment and work completed by Deep End Services provided with the current planning proposal. Council is required to include the outcomes of its consideration as part of the exhibition material for the planning proposal.

In addition, following this further consideration, Council is to determine whether it is appropriate to introduce FSR, building height and other development controls for the land zoned B5 within the Turner Road Precinct. These controls could be a mechanism to control the total amount of floorspace available ensuring that development within this precinct does not adversely impact on the provision of bulky goods premises across the SWGC, and in particular within the key centre planned within the Leppington Precinct.

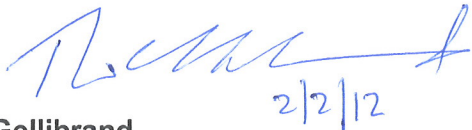
Council is to ensure that any resulting amendments required to the Turner Road Development Control Plan to facilitate this planning proposal are included as part of the public exhibition material for this planning proposal.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amar Saini of the Regional Office of the Department on 02 9873 8593.

Yours sincerely,



2/2/12

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2012_CAMDE_002_00): to remove the bulky goods floorspace cap (limiting bulky goods development to 40,000m²) that applies to land zoned B5 – Business Development within the Turner Road precinct under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to remove the bulky goods floor space cap (limiting bulky goods development to 40,000m²) that applies to land zoned B5 – Business Development within the Turner Road precinct should proceed subject to the following conditions:

1. Council is to provide further consideration of the impacts of removing the existing bulky goods floorspace cap in the context of the provision of broader retail and bulky goods opportunities across the SWGC. The outcomes of this further consideration are to be included in the public exhibition material for this planning proposal.
2. Following this further consideration, Council is to determine whether it is appropriate to introduce FSR, building height and other development controls for the land zoned B5 within the Turner Road Precinct to control the amount of available floorspace within the precinct ensuring that development within this precinct does not adversely impact on the provision of bulky goods premises across the SWGC, and in particular within the key centre planned within the Leppington Precinct.
3. Council is to ensure that any amendments required to the Turner Road Development Control Plan (DCP) to facilitate this planning proposal are made. The revised DCP is to be included as part of the public exhibition material for this proposal.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Maritime and Road Services
 - Adjoining local government authorities

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it



may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 2nd day of February 2012.

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand', written over a horizontal line.

**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure**